

SITE LOCATION: 717 Bayland Avenue**AGENDA ITEM: II.r****HISTORIC DISTRICT:** Westmoreland**HPO File No. 140219****Owner:** William Maxwell**Applicant:** Suzanne Labarthe, Rogers & Labarthe Architects**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 12, Tract 11, Block 34, Woodland Heights Subdivision, City of Houston, Harris County, Texas. The site includes a two-story non-contributing residence situated on a 7,500 square foot (75 ft by 100 ft) lot.

TYPE OF APPROVAL REQUESTED: Alteration – Second story addition to a two-story non-contributing residence

The applicant proposes to construct a second story addition to a two-story non-contributing residence. The residence had a rear one and two-story addition added on 1995; the proposed addition will be constructed on top of and behind the 1995 addition. The addition will feature vinyl sash windows, a hipped roof, and wood 105 siding to match the existing residence.

Project Details:

- **Shape / Mass:** The existing residence measures 26'-6" wide at the front and expands to 47'-4" at the rear and 84'-4" deep. The residence has an eave height of 23'-4" and a ridge height of 31'-9".

The proposed second story addition will begin 30'-11" back from the front façade above and behind the 1995 addition. The addition will measure 16'-3" wide and 44'-3" deep. The proposed addition will have an eave height of 23'-4" and a ridge height of 30'-2".

- **Setbacks:** The existing residence is setback 19'-8" from the front property line, 6' from the east property line at the front of the residence and 3'-2" from the east property line at the rear of the residence, 21'-6" from the west property line, and 3'-3" from the rear property line. The property line setbacks will not change with the proposed addition.
- **Roof:** The existing residence features a hipped roof with a 6 over 12 pitch. The roof features a front gable dormer, a 5 ½" overhang and is clad with composites shingles.

The proposed addition will feature a hipped roof with a 6 over 12 pitch. The roof will feature a 5 ½" overhang and will be clad with composite shingles to match the existing roof. The existing hipped roof attached garage will be changed to a side gable roof. The proposed roof will feature a front gable dormer on the south elevation and a shed roof dormer on the north elevation.

- **Exterior Materials:** The existing residence is clad with wood 105 lap siding. The residence features a two-story wrap around front porch with square wood columns, wood balustrade, and wood steps and a porte cochere that features brick piers and square wood columns both were constructed in 1995.

The proposed addition will be clad with wood 105 lap siding to match the existing residence. The existing front steps will be replaced with new wood front steps to meet code.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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- Window / Doors: The existing residence features non-original 1-over-1 vinyl sash windows, fixed stained glass windows, divided lite french doors, and single lite entry doors. The residence also features a wood paneled single lite entry door with stained glass transom and side lites.

The proposed addition will feature vinyl 1-over-1 sash, single lite casement windows, and single lite fixed windows to match the existing non-original vinyl windows.

- Foundation: The original residence is built on a pier and beam foundation and the 1995 addition is built on a pier and beam and slab foundation. In 1995 the foundation was filled in with brick to have a solid brick foundation skirting. The existing residence has a 3' foundation height.

Elevation Details:

- South Elevation (front facing Bayland Avenue): The first floor features three 1-over-1 sash windows and a wood paneled single lite entry door with stained glass side lites and transom. The second floor features two sets of non-original divide lite french doors and a front gable dormer with a single lite window. The front elevation features a non-original two-story wrap around front porch with square wood columns. The existing one-story attached rear garage features two sectional overhead garage doors.

The proposed addition will features a 1-over-1 sash window on the second floor. The garage will feature a front gable dormer with two 1-over-1 sash windows.

- East Elevation (facing side property line): The first floor features four 1-over-1 sash windows, a single lite fixed window and a non-original bay window with four 1-over-1 sash windows. The second floor features three 1-over-1 sash windows and a bay window with two 1-over-1 sash windows. The elevation features an exterior chimney clad with lap siding.

The second floor bay window will be removed. The proposed addition will feature a single lite casement window and two 1-over-1 sash windows. The garage will feature two single lite fixed windows.

- West Elevation (facing side property line): The existing elevation features four 1-over-1 sash windows, two single lite entry doors and an exterior ends chimney clad with lap siding. The second floor features three 1-over-1 sash windows and a bay window with two single lite fixed stained glass windows. The one-story portion of the 1995 addition features two front gable dormers.

A 1-over-1 sash window on the first floor will be replaced with two single lite casement windows. Two 1-over-1 sash windows on the second floor will be removed and replaced with two larger 1-over-1 sash windows and will be located to the left of the existing opening. The existing opening will be infilled with new 105 wood lap siding. A new single lite casement window will be installed on the second floor. The proposed addition will feature two 1-over-1 sash windows, a single lite fixed window, and a ribbon of three single lite windows, two casement windows and a fixed window.

- North Elevation (facing rear property line): The existing first floor features three 1-over-1 sash windows.

The proposed second floor features a 1-over-1 sash window, a single lite casement window, and two single lite fixed windows.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Woodland Heights Historic District. At the time of the district survey, the two-story residence constructed circa 1920, was classified as 'non-contributing' to the district.

PUBLIC COMMENT:

No public comment received.

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APPROVAL CRITERIA**Sec. 33-241(c). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **NONCONTRIBUTING** structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance |
| | | | (2) | For an addition to a noncontributing structure: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (a) | The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (b) | The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) | The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure. |

STAFF RECOMMENDATION: Approval of the COA

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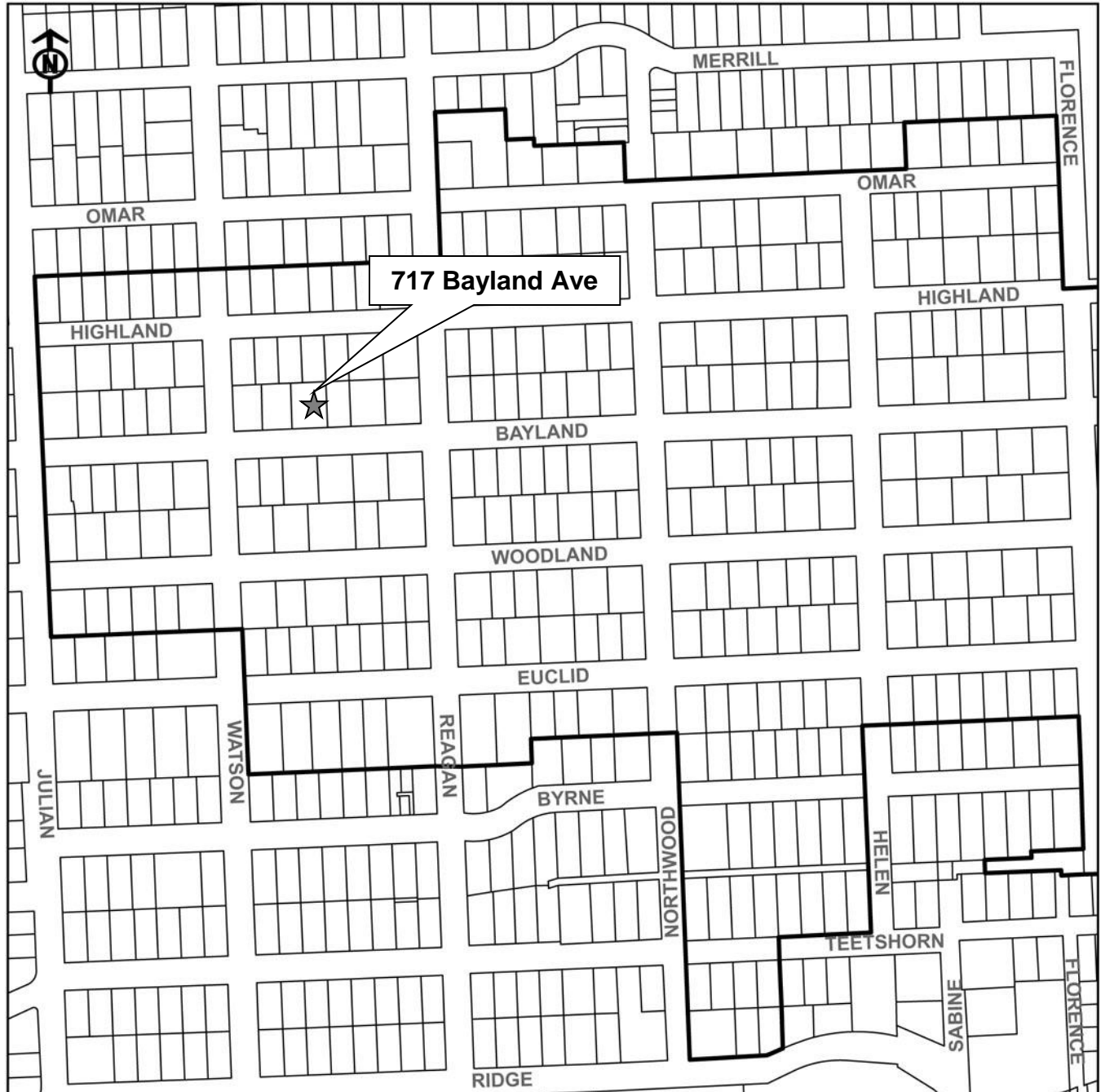
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Site Location Map

WOODLAND HEIGHTS HISTORIC DISTRICT



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Photo from Historic District Inventory



Current Photograph



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Neighboring Properties



715 Bayland- Contributing



718 Bayland- Non-Contributing



719 Bayland- Contributing



720 Bayland- Contributing



729 Bayland- Non-Contributing



728 Bayland- Contributing

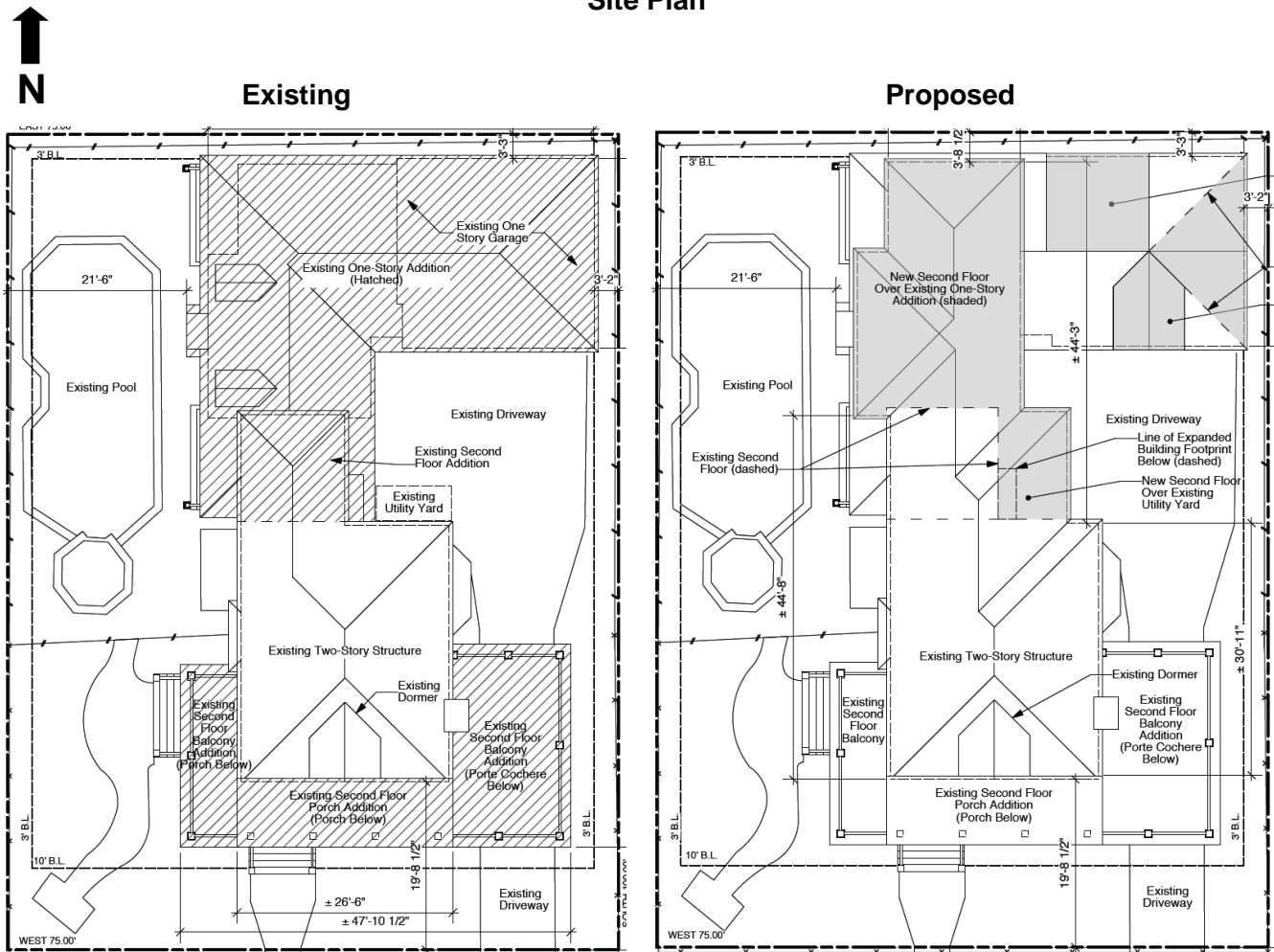
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Site Plan



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South Elevation (front facing Bayland Ave)

Existing



Proposed



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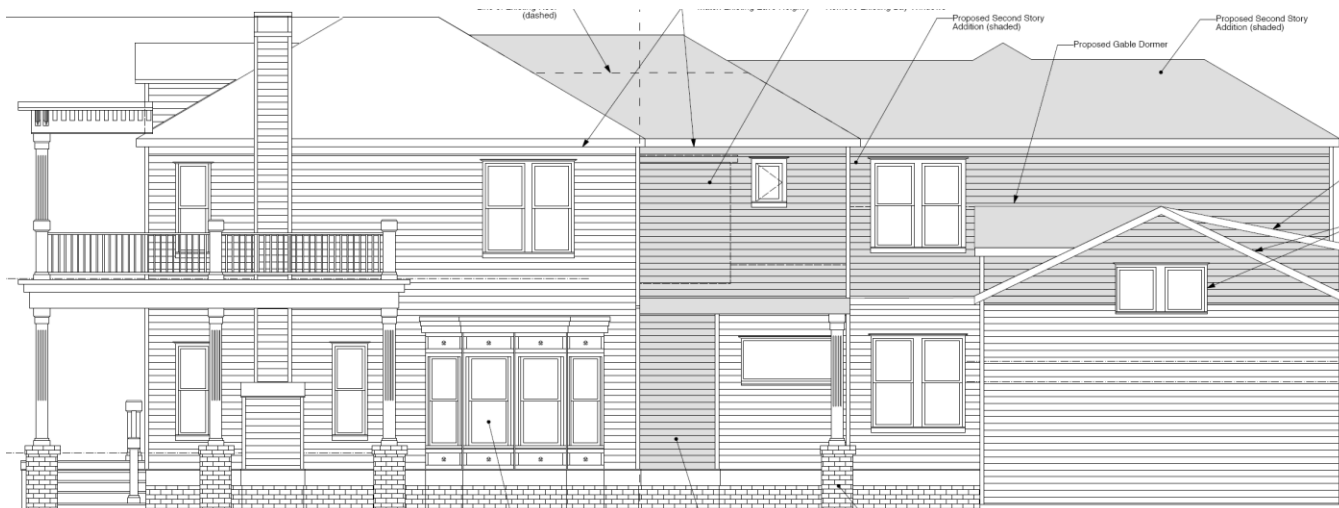
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East Elevation (facing side property line)

Existing



Proposed



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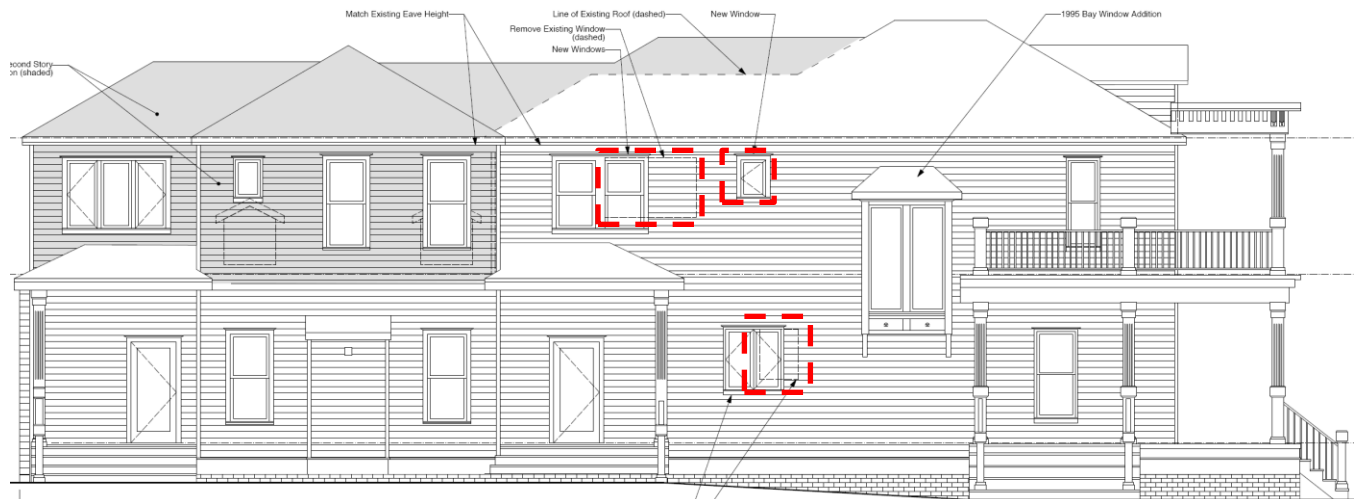
West Elevation (facing side property line)

Existing

02 Proposed West Elevation
Scale: N.T.S.



Proposed



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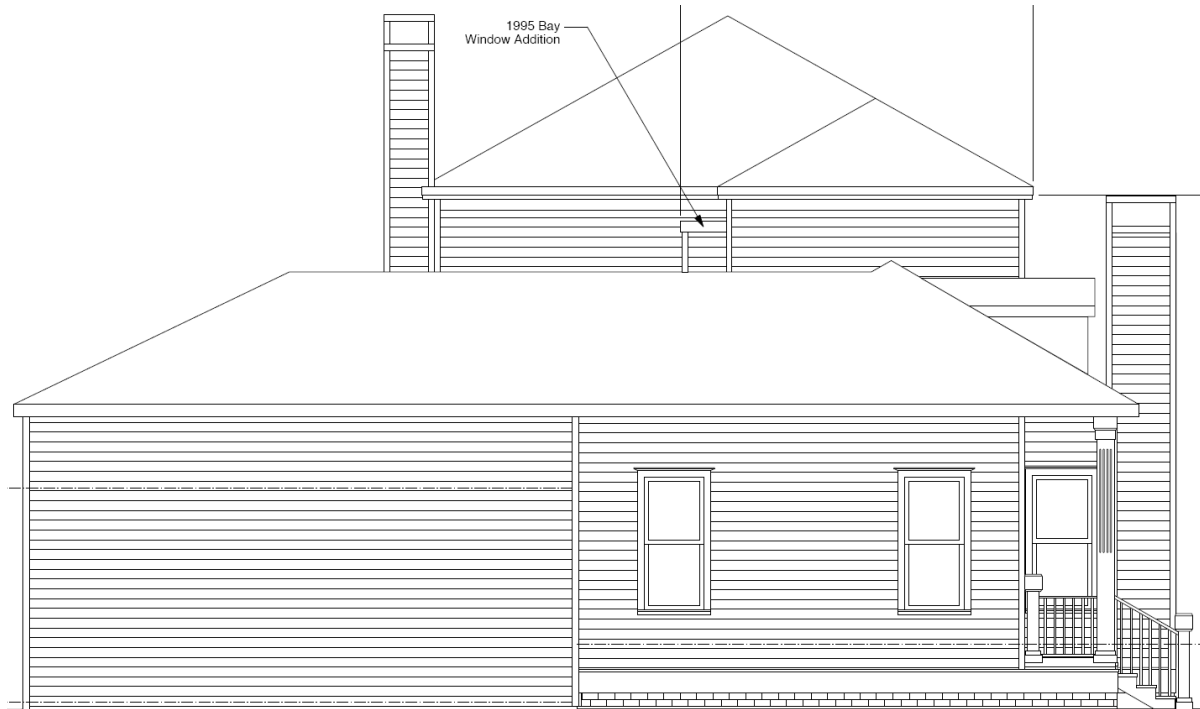
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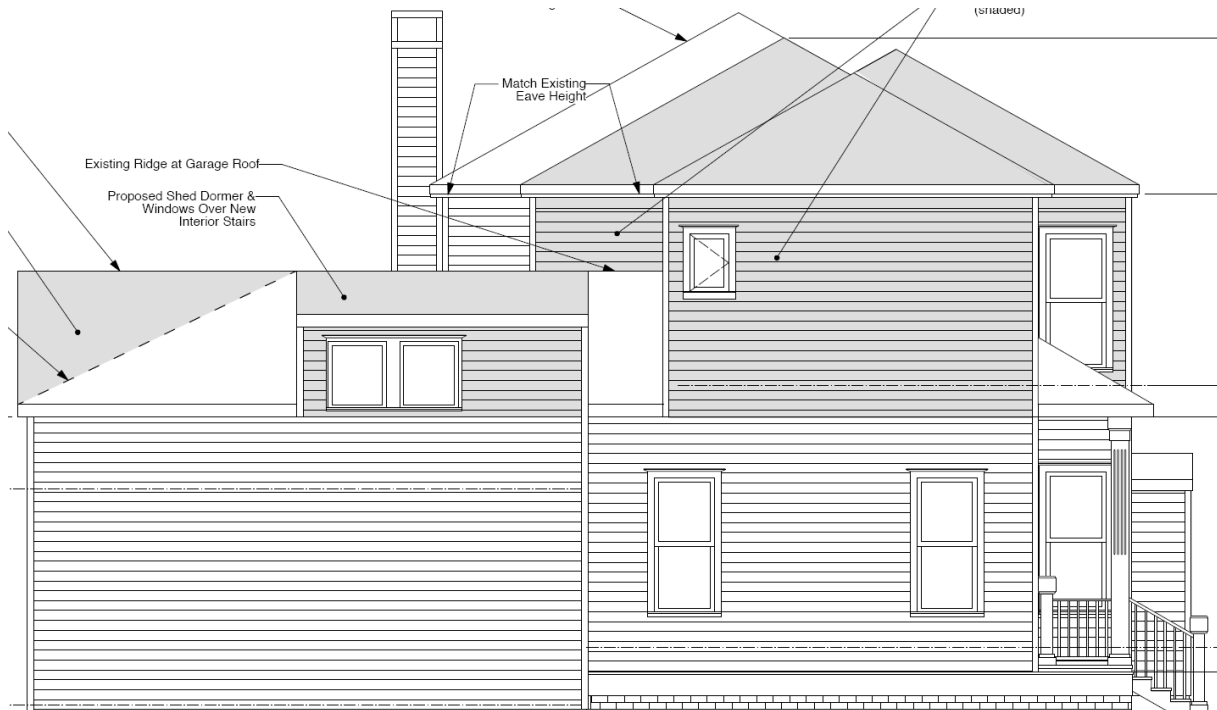
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North Elevation (facing rear property line)

Existing



Proposed



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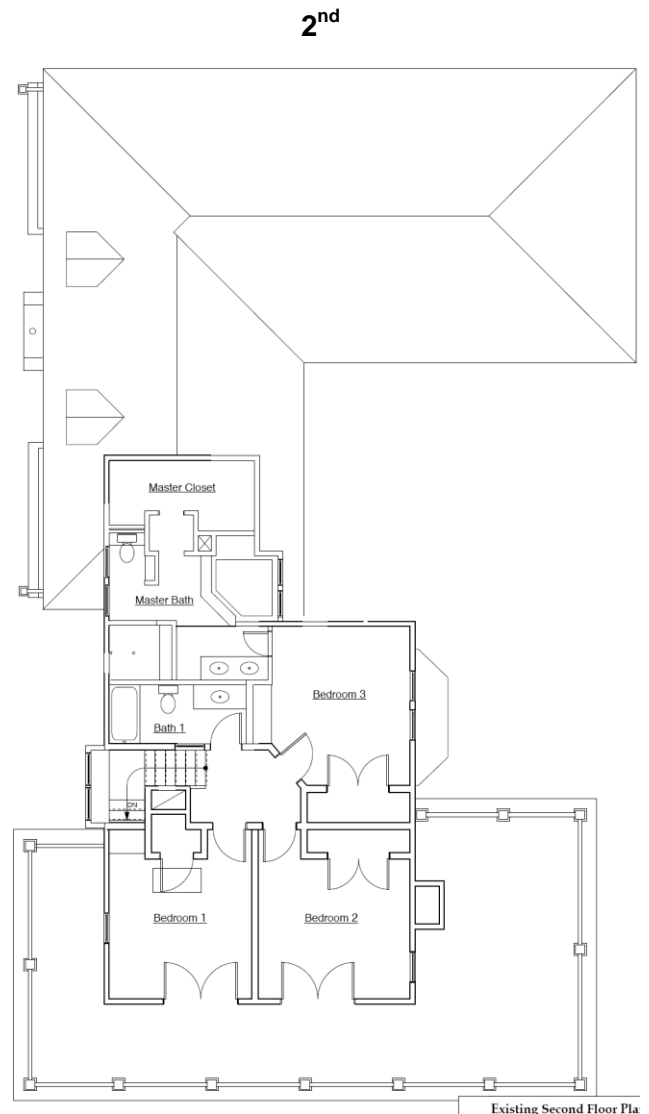
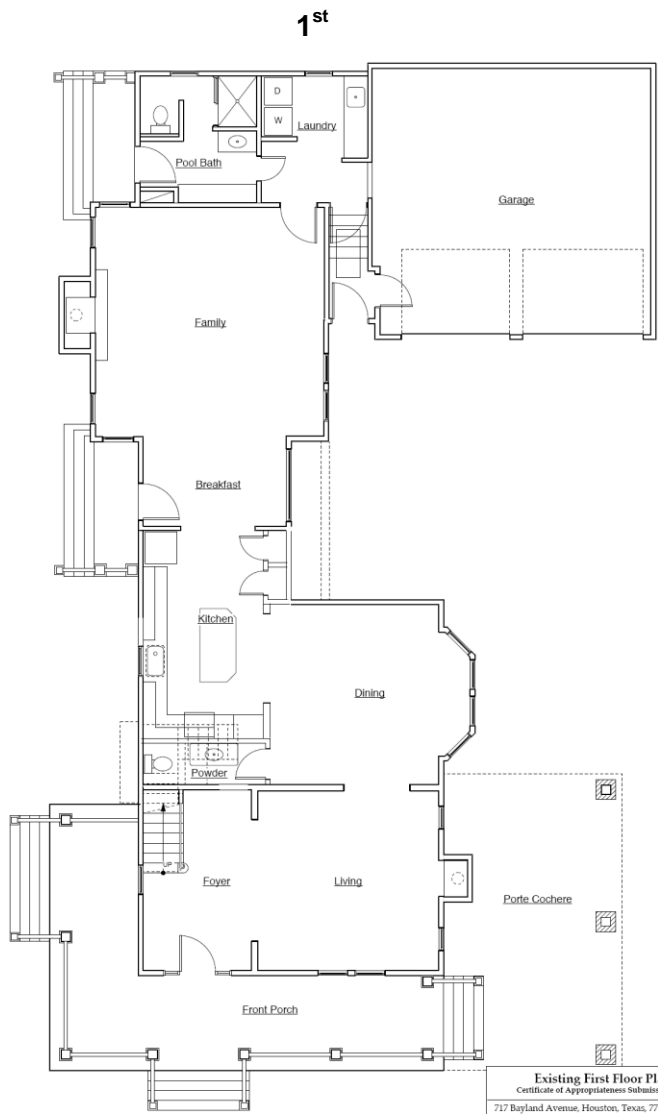
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Existing Floor Plans



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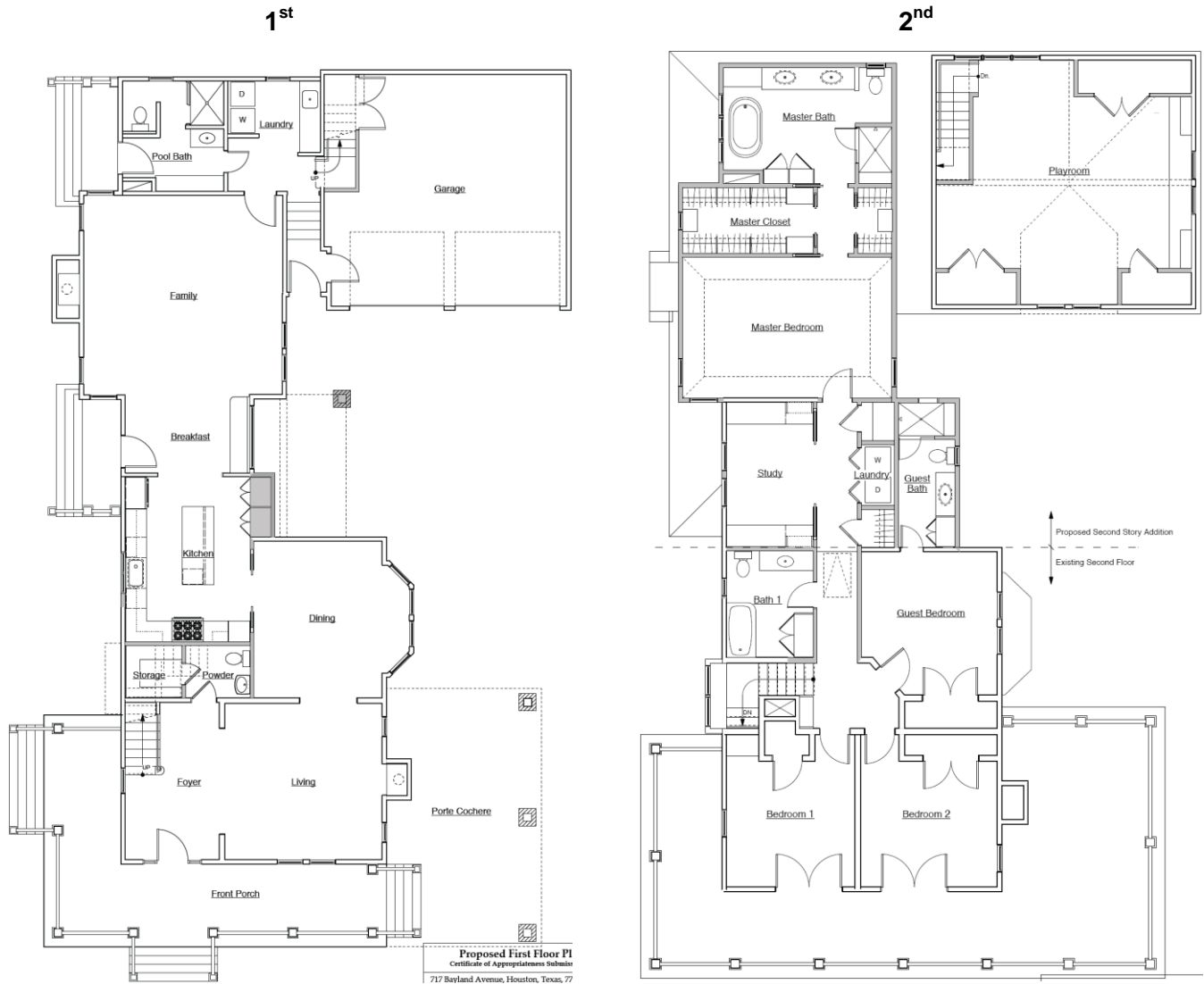
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Proposed Floor Plans



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Photos Provided By Applicant



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